

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE DEVELOPMENT OF A COMMERCIAL CANNABIS CULTIVATION, MANUFACTURING, DISTRIBUTION, AND ANCILLARY OPERATIONS AND ACTIVITIES ASSOCIATED WITH COMMERCIAL CANNABIS ON SIXTY (60) ACRES (AC). THE PROJECT PROPOSED THE CONSTRUCTION OF 26 ENCLOSED CULTIVATION BUILDINGS CONSISTING APPROXIMATELY 185,000 SQUARE-FEET AND 5 CANNABIS MANUFACTURING BUILDINGS CONSISTING OF APPROXIMATELY 80,000 SQUARE-FEET, FOR A TOTAL OF 265,000 SQUARE-FEET. THE PROJECT IS LOCATED SOUTHEASTERLY OF RANDSBURG-MOJAVE ROAD AND BISECTED BY TWENTY MULE TEAM PARKWAY ROAD. ASSESSOR PARCEL NUMBERS (APN): 350-140-01), WITHIN THE CITY OF CALIFORNIA CITY, CALIFORNIA.

NOTICE IS HEREBY GIVEN, of a Notice of Intent to adopt a Mitigated Negative Declaration for a Commercial Cannabis Cultivation and Manufacturing Facility. The Project generally consists of the siting, permitting, construction, and operations of a maximum of twenty-six (26) buildings for commercial cannabis cultivation within a total of 185,000 square-foot (SF) and five (5) manufacturing buildings within a total of 80,000 SF. The total Project square-foot totals a maximum of 265,000 SF of building space within a maximum of thirty-one (31) buildings. The types of uses proposed are authorized in the M-1 zone include the cultivation, manufacturing, distribution, and ancillary activities associated with commercial cannabis cultivation. The Project proposes approximately 65,601 square foot (SF) of commercial cannabis cultivation that is contained within a maximum of three (3) prefabricated metal industrial buildings. Construction will consist primarily of either prefabricated and manufactured structural steel or prefabricated wood and steel construction. The Project will also include approximately 1,280 SF of temporary storage, enclosed within on-site shipping containers, which will be screened from public view. The Project requires drainage and water quality features, which are consistent with state water and regional board standards and City ordinances. For example, the Project will incorporate up to one (1) retention/detention basin that encompass approximately 10,800 SF (approximately 9.9%) of the Project site. The Project will be developed in one phase, which will include the frontage improvements and the construction of a commercial driveway approach along Mitchell Blvd. The Project proponent shall also provide all-weather site access for emergency/fire/police access within an internal driveway that provides circulation around the entire site plan. The Project also incorporates a maximum of 15 parking spaces (including those available for persons with disabilities), storage facilities, and associated ancillary cannabis manufacturing facilities.

The Project anticipates the use of Onsite Wastewater Treatment Systems (OWTS), which are regulated by the Regional Water Quality Control Board – Lahontan Region #6. According to Figure 4, of the City's Local Agency Management Plan (LAMP), the Project is not located within a Sewer Density Zone but is adjacent, and southerly of Sewer Density Zone 73 and westerly of Zone 74. As such, sewer facilities are anticipated in the future; however, the timing of which is undetermined. Therefore, approval of an OWTS is required prior to the issuance of a building permit or permits.

The Project anticipates being served through the use of on-site generators which are CARB certified and will operate continuously until the extension of transmission infrastructure is available to the City by the current electricity provider, Southern California Edison (SCE).

**The Public Review and Comment Period shall commence on
April 5, 2022, and conclude on May 5, 2022**

NOTICE IS FURTHER GIVEN that city staff has prepared an Initial Study, pursuant to CEQA Guidelines 15063, which resulted in a Mitigated Negative Declaration (MND). As such, this project meets California Environmental Quality Act (CEQA), the CEQA guidelines, and the City's environmental procedures, and has determined that no significant impact to the environment will occur through the incorporation of mitigation measures set forth in the Initial Study and MND.

PERSONS WISHING TO BE HEARD on this matter are encouraged to submit their comments in writing to the undersigned on or before the close of business on May 3, 2022. Questions may be directed to a member of the Planning Division Staff at (760) 338-1377 or via email at planning@californiacity-ca.gov